

FY 2007-08
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Operating and Non-Operating Expenditures
Through Second Quarter

Attachment 7

	Budget	Expenditures	% of Budget Expended	Encumbrance Balance	Encumbrance+ Expenditures	% of Budget Encumbered + Expended
OPERATING EXPENSES:						
Utilities	\$ 2,640,256	\$ 1,287,922	48.8%	\$ -	\$ 1,287,922	48.8%
Taxes	13,860	31,314	225.9%	-	31,314	225.9%
Waste Removal	28,290	6,845	24.2%	-	6,845	24.2%
Engineering	2,088,342	1,014,477	48.6%	-	1,014,477	48.6%
Electrical	135,060	73,699	54.6%	-	73,699	54.6%
HVAC	165,706	47,423	28.6%	-	47,423	28.6%
Plumbing	32,700	16,405	50.2%	-	16,405	50.2%
Elevator/Escalator	164,620	61,302	37.2%	-	61,302	37.2%
Janitorial	2,456,005	1,074,021	43.7%	-	1,074,021	43.7%
Landscaping	736,424	379,367	51.5%	-	379,367	51.5%
Garage/Parking	238,008	113,285	47.6%	-	113,285	47.6%
General Maintenance	310,371	60,572	19.5%	-	60,572	19.5%
Security	1,929,588	931,113	48.3%	-	931,113	48.3%
Fire and Life Safety	85,195	17,116	20.1%	-	17,116	20.1%
Green Building Programs	249,740	61,308	24.5%	-	61,308	24.5%
Management Fees	231,600	115,800	50.0%	-	115,800	50.0%
Administration	736,801	351,418	47.7%	-	351,418	47.7%
Cafeteria/Catering	485,663	207,809	42.8%	-	207,809	42.8%
Child Care Center	3,600	276	7.7%	-	276	7.7%
Building Management System	-	-	0.0%	-	-	0.0%
Total LPBA Operating Expenditures	12,731,829	5,851,471	46.0%	-	5,851,471	46.0%
NON-LPBA OPERATING EXPENSES						
Non-Building Expenses	339,185	212,185	62.6%	-	212,185	62.6%
Off-Site Expenses	259,896	129,408	49.8%	-	129,408	49.8%
Sun Center Expenses	315,948	139,883	44.3%	-	139,883	44.3%
Total Non-LPBA Operating Expenditures	915,029	481,477	52.6%	-	481,477	52.6%
Total Operating Expenditures	13,646,858	6,332,948	46.4%	-	6,332,948	46.4%
NON-OPERATING EXPENSES:						
Owner Improvements:						
Outside Services	406,000	158,972	39.2%	-	158,972	39.2%
Materials/Supplies	177,470	141,948	80.0%	-	141,948	80.0%
Install/Reconfigure	325,000	204,793	63.0%	-	204,793	63.0%
Wire Plant/Voice & Data	1,770,254	619,828	35.0%	-	619,828	35.0%
Misc. Owner Improvements	2,610,000	250,456	9.6%	-	250,456	9.6%
Total Owner Improvements	5,288,724	1,375,998	26.0%	-	1,375,998	26.0%
Building Improvements:						
Outside Services	1,731,800	206,832	11.9%	-	206,832	11.9%
Materials/Supplies	20,400	19,857	97.3%	-	19,857	97.3%
R St. Deferred Work	2,734,000	122,866	4.5%	-	122,866	4.5%
Misc. Tenant Improvements	2,653,162	139,176	5.2%	-	139,176	5.2%
Misc. Building Improvements	3,853,352	191,821	5.0%	-	191,821	5.0%
Total Building Improvements	10,992,714	680,553	6.2%	-	680,553	6.2%
Other Expenditures:						
Expand Building Capital	2,088,000	672,629	32.2%	709,821	1,382,450	66.2%
Telecommunication	3,351,114	905,534	27.0%	1,738,114	2,643,648	78.9%
Shuttle Service	43,000	1,530	3.6%	-	1,530	3.6%
R Street Relocation	-	-	0.0%	-	-	0.0%
Insurance	1,209,000	-	0.0%	-	-	0.0%
Fire and Life Safety	10,000	175	1.8%	-	175	1.8%
Total Other Expenses	6,701,114	1,579,868	23.6%	2,447,935	4,027,803	60.1%
Total Non-Operating Expenses	22,982,552	3,636,419	15.8%	2,447,935	6,084,353	26.5%
TOTAL EXPENSES	\$ 36,629,410	\$ 9,969,367	27.2%	\$ 2,447,935	\$ 12,417,301	33.9%